

112
88-256-A
G

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section _____

TO PERMIT A RIGHT SIDE YARD SETBACK OF 25 FEET IN LIEU OF THE REQUIRED _____

SETBACK OF 50 FEET _____

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

OUR HOUSE IS SITUATED ON A SOMEWHAT "PIE" SHAPED LOT. IN ORDER TO CONSTRUCT A TWO CAR GARAGE ADJACENT AND ATTACHED TO THE HOUSE, THE SIDE SETBACK NEEDS TO BE 25 FEET. THE GARAGE IS NEEDED FOR THE PROTECTION OF OUR AUTOMOBILES AND LAWN VEHICLES FROM WEATHER DAMAGE AND VANDALISM.

THERE IS NO OTHER LOCATION ON THE PROPERTY SUITABLE FOR CONSTRUCTION OF A GARAGE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____

(Type or Print Name) _____ (Type or Print Name) _____

Signature _____ Signature _____

Address _____ Address _____

City and State _____ City and State _____

Attorney for Petitioner: _____ (Type or Print Name) _____

Signature _____

Address _____

City and State _____

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 32nd day of November 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of December 1987 at 10:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Robert Haines, Zoning Commissioner Date: November 16, 1987

FROM: C. A. Dutch Suppersberger, III, Councilman, Third District C.A. Dutch

SUBJECT: Special Exception Hearing - Susan Katz
9 Hunters Horn Court, Owings Mills

I would like to thank you for your attention to Mrs. Katz's request for a review of her application for a Special Exception Hearing. She was extremely pleased to learn that her hearing has been scheduled for December 18th.

Your consideration of my constituent's concern is most appreciated.

CAR:jh

RECEIVED
NOV 18 1987

ZONING OFFICE

88-256-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 3rd day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Andrew E. Katz, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 41586
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9/10/87 ACCOUNT: 21-612

RECEIVED FROM: MORDELL E. KATZ

AMOUNT: \$ 35.00

FOR: FILING FEE FOR VARIANCE 1-24 102

8 8040*****350014 3106F

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

October 5, 1987

Meeting of September 22, 1987

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 96, 97, 98, 99, 100, 101, 102, 103, 104, and 105.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

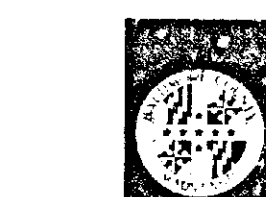
MSF:sb

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

September 22, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Andrew E. Katz, et ux

Location: SE/S Hunters Horn Court, 650' NE Hunting Tweed Drive

Item No.: 102

Zoning Agenda: Meeting of 9/22/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: _____
Special Inspection Division Fire Prevention Bureau

/j1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines TO: Zoning Commissioner Date: November 23, 1987

Norman E. Gerber, AICP FROM: Director of Planning and Zoning

Zoning Petitions No. 88-256-A, 88-249-A SUBJECT: 88-248-A, 88-247-A, 88-246-A, 88-245-SPH

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 14, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Andrew E. Katz
9 Hunters Horn Court
Owings Mills, Maryland 21117

RE: Item No. 102 - Case No. 88-256-A
Petitioner: Andrew E. Katz, et ux
Petition for Zoning Variance

Dear Mr. Katz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

ZONING DESCRIPTION

Zoning Variance Request for Andrew E. and Susan M. Katz

Beginning on the southeast side of Hunters Horn Court, 24.2 feet wide, at the distance of approximately 650 feet northeast of the centerline of Hunting Tweed Drive. Being lot 88, Plat two, Section two in the subdivision of Valley Mills. Book No. 39, Folio 88. Also known as 9 Hunters Horn Court in the 4th Election District.

01-1A00-2-9-2

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

IN RE: PETITION FOR ZONING VARIANCE
SE/S Hunters Horn Court, 650'
NE of Hunting Tweed Drive
(9 Hunters Horn Court)
4th Election District
3rd Councilmanic District
Andrew A. Katz, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-256-A

MEMORANDUM AND ORDER

The Petitioners herein request a zoning variance to permit a right side yard setback of 25 feet in lieu of the required 50 feet to construct a two-car garage, as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variances should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of January, 1988 that a right side yard setback of 25 feet in lieu of the required 50 feet to construct a two-car garage, in accordance with Petitioner's Exhibits 1 and 2, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
Zoning Commissioner of
Baltimore County

JRH:bjs

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
SCHEMATIC CASH RECEIPT
No. 45873
DATE: 12/15/87 ACCOUNT: 8-01-411-000
AMOUNT: \$ 57.46
RECEIVED FROM: Andrew A. Katz
FOR: Petition for Zoning Variance
VALIDATION OR SIGNATURE OF CARRIER

January 6, 1988

Mr. Andrew E. Katz
9 Hunters Horn Court
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
SE/S Hunters Horn Court, 650' NE of Hunting Tweed Drive
4th Election District; 3rd Councilmanic District
Case No. 88-256-A

Dear Mr. Katz:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event this decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines
Zoning Commissioner
of Baltimore County

JRH:bjs
Enclosures

cc: The Honorable C. A. Dutch Ruppersberger, III
3rd District Councilman

People's Counsel

File

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333
J. ROBERT HAINES
ZONING COMMISSIONER

Mr. Andrew E. Katz
9 Hunters Horn Court
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
SE/S Hunters Horn Court, 650' NE Hunting Tweed Drive
(9 Hunters Horn Court)
4th Election District - 3rd Councilmanic District
Case No. 88-256-A

Dear Mr. Katz:

This is to advise you that \$57.46 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

J. Robert Haines
Zoning Commissioner

JRH:med

NOTICE OF HEARING

Petition for Zoning Variance

Case No. 88-256-A

4th Election District - 3rd Councilmanic District

LOCATION: SE/S Hunters Horn Court, 650' NE Hunting Tweed Drive
(9 Hunters Horn Court)

DATE AND TIME: Friday, December 18, 1987 at 9:00 AM

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

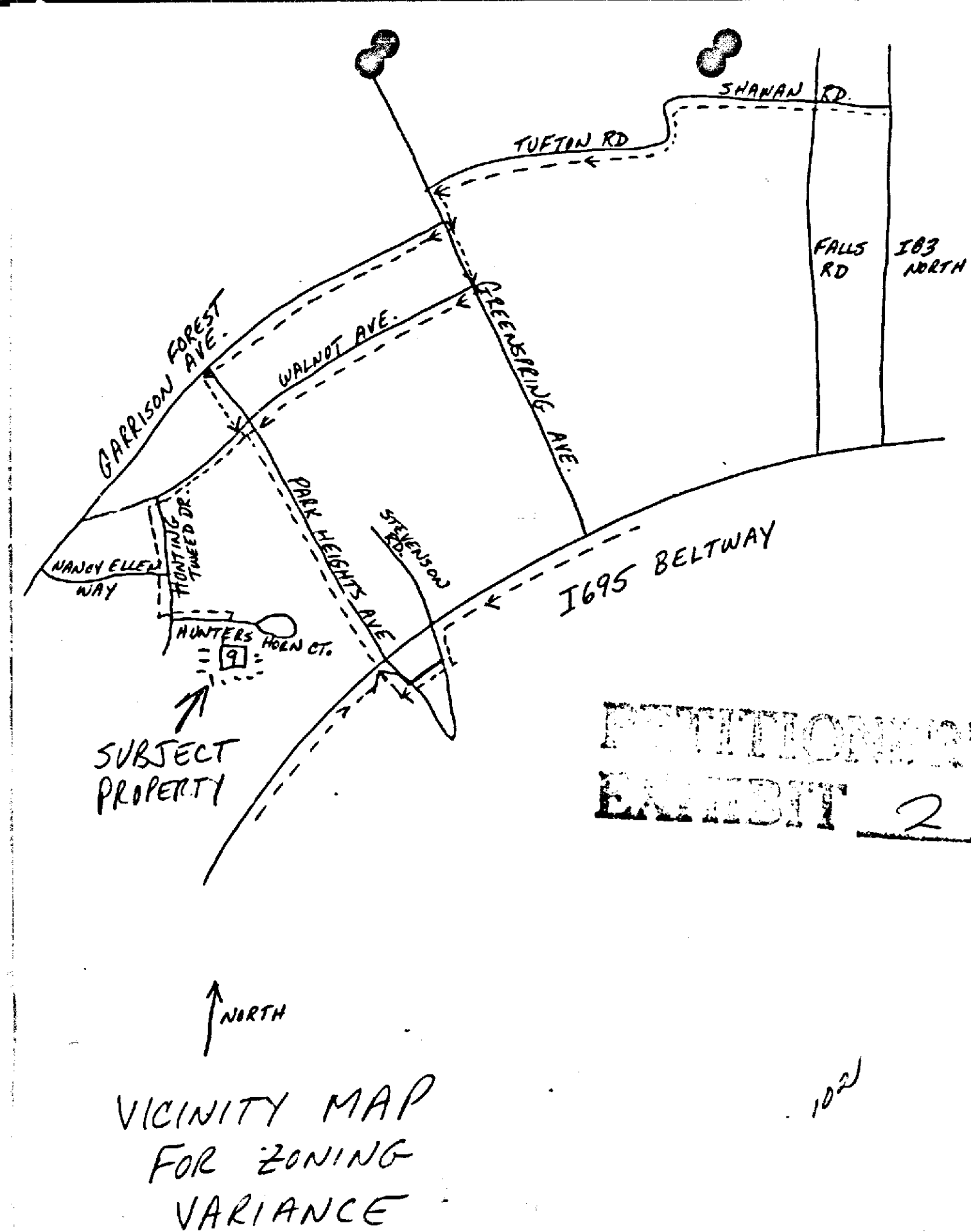
Petition for Zoning Variance to permit a right side yard setback of 25 feet in lieu of the required 50 feet.

Being the property of Andrew A. Katz, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

JRH:bjs

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY



NOTICE OF HEARING
Petition for Zoning Variance
Case No. 88-256-A
4th Election District - 3rd Councilmanic District
LOCATION: SE/S Hunters Horn Court, 650' NE Hunting Tweed Drive (9 Hunters Horn Court)
DATE AND TIME: Friday, December 18, 1987 at 9:00 AM
PUBLIC HEARINGS: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit a right side yard setback of 25 feet in lieu of the required 50 feet.
Being the property of Andrew A. Katz, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY
817-Town Nov. 28

Office of
PATUXENT
Publishing Company
10750 L. The Patuxent Freeway
Columbia, MD 21044

November 30 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times
☐ Reporter Weekly

☐ Booster Weekly
☐ Owings Mills Flier
☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 28 day of November 19 87, that is to say, the same was inserted in the issues of

November 26, 1987

PATUXENT PUBLISHING COMPANY

By: [Signature]

CERTIFICATE OF PUBLICATION OF

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

12-27-88

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 26, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Nov 26, 1987.

THE JEFFERSONIAN,

Susan Sander Obrist

Publisher

NOTICE OF HEARING

PETITION FOR ZONING VARIANCE
4th Election District
3rd Commissioner District
Case No. 88-256-A

LOCATION: SE/S Hunters Horn Court, 650' NE Hunting Tread Drive (9 Hunt - Court)
DATE AND TIME: Friday, December 18, 1987 at 9:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a right side yard setback of 25 feet in lieu of the required 50 feet. Being the property of Andrew A. Katz, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
11/30/87 Nov. 26

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-256-A

District: 4th Date of Posting: November 24, 1987
Posted for: Variance
Petitioner: Andrew E. Katz, et al.
Location of property: SE/S Hunters Horn Ct., 650' NE Hunting Tread Drive (9 Hunters Horn Ct.)
Location of Signs: Ex. front of 9 Hunters Horn Court

Remarks: _____
Posted by: S.J. Arata Date of return: November 27, 1987
Number of Signs: 1

PLAT FOR ZONING VARIANCE
OWNER - ANDREW E. AND SUSAN M. KATZ
ELECTION DISTRICT: 4, ZONED R&S
SUBDIVISION - VALLEY HILLS
LOT 88, PLAT TWO, SECTION TWO
BOOK NO. 39, FOLIO 88
EXISTING ELECTRIC AND TELEPHONE UTILITIES IN HUNTERS HORN COURT
RUN UNDERGROUND TO PROPERTY
PRIVATE WATER AND SEPTIC

LOT SIZE: 0.3 ACRES

SCALE 1" = 60'

